

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	90
Exterior Wall	21	STONE	10
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		4.5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	100
Units		0	100
Quality	01	Quality Level	01
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4028.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,709	100	2016
FGR	662	55	2016
FOP	107	30	2016
FSP	528	40	2020
FUS	988	100	2016
STR	40	10	2018
TOTALS	5,034		
			4,308
			779,865

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR CUST	- 100%	- 2021								
Heated Area: 3697						HX Base Yr 2021					

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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			779,865
TOTAL MARKET OB/XF VALUE			115,369
TOTAL LAND VALUE - MARKET			170,000
TOTAL MARKET VALUE			1,065,234
SOH/AGL Deduction			347,586
ASSESSED VALUE			717,648
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			666,926
TOTAL JUST VALUE			1,065,234
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			977,826

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2005951	SCRN ENCLSR	12,713	08/01/2020
B1700049	SWIM POOL	0	01/10/2017
B1531113	CO ISSUED	0	04/21/2016
B1531113	NEW CONSTR	486,167	09/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2254/0741	2/04/2019	WD Q	Q	I	02	740,000
GRANTOR: MURPHY JASON & RAEANN						
GRANTEE: GRIFFITH CHARLES JR						
1963/0062	2/12/2015	WD Q	Q	V	01	50,000
GRANTOR: BLACKROCK LAND TRUST						
GRANTEE: MURPHY JASON & RAEA						

EXTRA FEATURES																			
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1	0855	CONC PAVER	0	100	0	0			266.00	SF	10.00	10.00	100	2016	2016	3	95	2,527	
2	0855	CONC PAVER	0	100	0	0			330.00	SF	10.00	10.00	100	2016	2016	3	95	3,135	
3	0812	CONCRETE C	0	100	0	0			3,492.00	SF	4.00	4.00	100	2016	2016	3	95	13,270	
4	0500	FP-PRE FAB	0	100	0	0			1.00	UT	3,500.00	3,500.00	100	2016	2016	3	97	3,395	
5	0861	POOL GUNIT	0	100	36	20			720.00	SF	85.00	85.00	100	2017	2017	3	81	49,572	
6	0877	JACUZZI	0	100	0	0			1.00	UT	1,000.00	1,000.00	100	2017	2017	3	74	740	
7	0855	CONC PAVER	0	100	0	0			1,114.00	SF	10.00	10.00	100	2017	2017	3	96	10,694	
8	0855	CONC PAVER	0	100	0	0			532.00	SF	12.50	12.50	100	2017	2017	3	96	6,384	
9	0871	POOL HTR R	0	100	0	0			1.00	UT	2,000.00	2,000.00	100	2017	2017	3	74	1,480	
10	0855	CONC PAVER	0	100	38	2			76.00	SF	10.00	10.00	100	2017	2017	3	96	730	

BUILDING NOTES			
BLD DATE 04/04/2023 NW LGL DATE 04/01/2025 MLU			
XF DATE			
INC DATE			

BUILDING DIMENSIONS														
FSP=[YR=2020] W50 S3 BAS=[YR=2016] W16 S17 W6 S17 E6 S14 E3 D2 R2 E4 U2 R2 E2 N5 E12 FOP=[YR=2016] S6 E18														
FGR=[YR=2016] S26 E10 S2 E12 N31 W22 S3\$ N4 W11 N5 W7 S3\$ N3 E7 S5 E11 S1 E23 N36 W11 N8 W14 S8 W24 N10 W1\$ E1 S10 E24 N8 E14 S8 E11 N13\$ PTR= E20 FUS=[YR=2016] E32 S13 E4 S13 W4 S12 W12 N14 W16 STR=[YR=2018] S10 W4 N10 E4\$ W4 N24\$ W20\$.														

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	170,000.00	170,000.00	170,000							

